

January 24, 2005

Dear Avalon Homeowner,

It has been 90 days since I took over as your Avalon Homeowner Liaison on the HOA Board Of Directors and I believe we have accomplished a great deal in that short amount of time.

An Advisory Committee comprised of representatives from every street was formed and has come together nicely. I have been working closely with them and we have had two group meetings already. A lot of good ideas and suggestions came from those meetings.

An Architectural Review Board was formed and took the responsibility of approving requests away from Beazer. When Wright Management receives a homeowner's request for review, the homeowner now gets a response within a week (or sometimes days). Previously it could take months to get an answer if you got one at all.

A Finance Committee was also formed to review all of the association's monthly expenses for Avalon. This committee was comprised of homeowners with extensive accounting and business experience.

A Grounds and Maintenance Committee was formed to make sure that the maintenance company is doing what we pay them to do. There have been a lot of complaints in that area and other options are being explored. The Grounds and Maintenance Committee also chooses the Avalon Yard Of The Quarter. Congratulations to The Lomas Family at 2040 Copper Creek Court for winning! It was an extremely difficult choice to make with all of the fantastic Christmas decorations. One of the members of the Grounds and Maintenance Committee (Christine Potter) maintains the Avalon website and I can't thank her enough, she does a fantastic job. You can always visit the Avalon website at [www.pcpages.com/avalon/](http://www.pcpages.com/avalon/)

And finally an Entertainment and Activities Committee was formed. The Christmas decorating party at the front of Avalon had a huge turnout and was a lot of fun for everyone. It was a great opportunity for neighbors to meet and the kids to play.

There was a Board of Directors meeting on January 13<sup>th</sup> and based on your input through your street representative on the Advisory Committee, several topics were on the agenda. The number one complaint from homeowners was neighbors parking in the street. That complaint prompted a memo by unanimous vote from the board giving violators a "heads-up" that

if they continue to park on the street that they will be fined. The second biggest complaint was neighbors that do not bring in their trashcans (or they store them on the side of the house). This complaint also prompted a memo by unanimous vote warning violators that they have 24 hours from trash pick-up to put the can in the back yard or they will also be fined. Next on the agenda was the poor condition that the playground is in. Parents are afraid to let their children play on the equipment because it is in need of desperate repair. Wright Management and Beazer are in the process of evaluating the condition to determine which course of action is best (repair or replacement). Also, the need for maintenance on the ponds was discussed. The large amounts of algae and weeds are a major concern. Since the meeting, the maintenance contractor is chemically treating the ponds to get the problem under control before summer.

All of your suggestions and comments are taken seriously. Several homeowners mentioned how slippery it is outside the bathrooms at the pool and a “non-slip surface is being applied. So please keep the suggestions coming and keep your street representative informed. They are in place so that you have a voice in what happens in your community.

Thank You Again For All Of Your Support,

*Ed Stapleton*

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